

BRF-6892

3 October 2025

Knight Investments Limited
c/- Daniel Minhinnick
Russell McVeagh

s 9(2)(a)

Dear Daniel

Notice of Decisions on application for referral of the Pohutukawa Business Park project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Knight Investments Limited for referral of the Pohutukawa Business Park project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as being to subdivide land and develop a business park and service area on approximately 13 hectares of land at 867 and 885 Whitford-Maraetai Road, Beachlands, in the Auckland region. The project includes works within the Whitford-Maraetai Road reserve and possible works at 855 and 865 Whitford-Maraetai Road.

The project includes the construction and operation of:

- a. approximately 12,160m² of commercial and retail floor area (which may accommodate activities such as supermarket, retail such as large format retail, trade suppliers, community and healthcare activities), and two drive-thru restaurants
- b. approximately 37,010m² of light-industrial and service space (which may accommodate activities such as warehouses, yard spaces, garden centre, distribution and other light industrial activities)
- c. infrastructure for three waters services
- d. transport infrastructure (including external site access works, internal access circulation and parking provision).

The project will require the proposed approvals:

- a. resource consents under the Resource Management Act 1991.

The project can only be accepted if the Minister is satisfied the criteria in section 22 are met, which includes being satisfied the project is an infrastructure or development project that would have

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significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project as the Minister is satisfied the project meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process –
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. will contribute to a well-functioning urban environment by providing good accessibility to jobs
- b. will deliver significant economic benefits by providing approximately 1,085 FTE years over a 4-year development period, and having a total impact on business activity within the Auckland region of approximately \$140 million.

The Minister is satisfied there is no reason that the Minister must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

- a. Knight Investments Limited who lodged the referral application are specified as the persons authorised to lodge a substantive application for the project under section 27(2).
- b. In relation to a substantive application for the project:
 - i. The deadline for lodging the application under section 28(3)(d)(ii) is two years from the date of issue of this letter.
 - ii. The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (under section 27(3)(b)(iii)):
 - 1. Ngāti Koheriki Claims Committee.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the Application Lead – Jess Hollis or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Suzanne Doig

Acting General Manager, Delivery and Operations

cc:

the applicant – Knight Investments Limited

any person invited to comment under section 17(1):

- relevant local authorities: Auckland Council
- Minister for the Environment, Minister for Economic Growth, and Minister for Regional Development
- relevant administering agencies – Ministry for the Environment
- Māori groups identified in the list provided to the Minister – Ngāi Tai ki Tāmaki Trust, Te Ākitai Waiohū Waka Taua Inc, Ngāti Tamaoho Settlement Trust, Ngāti Pāoa Iwi Trust, Ngāti Maru Rūnanga Trust, Ngāti Tamaterā Settlement Trust, Te Patukirikiri Iwi Trust, Ngaati Whanaunga Incorporated Society, Ngāti Te Ata Claims Support Whānau Trust, Hako Tūpuna Trust, Te Whakakitenga o Waikato Incorporated, Hauraki Māori Trust Board, Te Ākitai Waiohū Settlement Trust, Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, Ngaati Whanaunga Ruunanga Trust, and Ngāti Koheriki Claims Committee

the Panel Convener - including all the related information received by the Minister
the Environmental Protection Authority - including all the related information received by the Minister